

FILED

FEB 27 2025

CLERK U.S. DISTRICT COURT
EASTERN DISTRICT OF CALIFORNIA
BY _____ DEPUTY CLERK

UNITED STATES DISTRICT COURT
EASTERN DISTRICT OF CALIFORNIA

KIMEKA SIMMONS, HENRIQUE
TARPEH, MALACHI HUEY, and EMMA
HUEY, minors, by and through their
Guardian Ad Litem, KIMEKA
SIMMONS,

Plaintiffs,

v.

BAUER RENTALS, REAGAN BAUER,
and JANET BAUER,

Defendants.

Case No.: 1:23-cv-00523 JLT SAB

VERDICT FORM

We, the jury in the above-entitled action, find the following verdict on the question submitted
to us:

QUESTION 1:

Did the defendants unlawfully refuse to allow the accommodation sought by Kimeka
Simmons?

Yes _____ No X

If you answered "Yes," answer **Question 2**. If you answered "No," answer **Question 5**.

QUESTION 2:

Did the plaintiffs prove that the defendants' refusal to allow the accommodation caused the plaintiffs harm?

Kimeka Simmons Yes _____ No _____

Henrique Tarpeh Yes _____ No _____

Malachi Huey Yes _____ No _____

Emma Huey Yes _____ No _____

If you answered "Yes" as to any plaintiff, answer **Question 3**. If you answered "No" as to all plaintiffs, answer **Question 5**.

QUESTION 3:

Answer this question only as to the plaintiffs for whom you answered "Yes" in Question

2. What amount of damages do you award the plaintiff to compensate for the harm caused by the defendants' refusal to allow the accommodation?

Kimeka Simmons \$ _____

Henrique Tarpeh \$ _____

Malachi Huey \$ _____

Emma Huey \$ _____

Answer Question 4.

QUESTION 4:

As to each plaintiff, you must award an additional amount of not less than \$4,000 but not more than triple the damages awarded in Question 3. What additional amount do you award the plaintiff?

Kimeka Simmons \$ _____

Henrique Tarpeh \$ _____

Malachi Huey \$ _____

Emma Huey \$ _____

Answer Question 5.

QUESTION 5:

Was plaintiffs' request for a reasonable accommodation of Kimeka Simmons' disability a substantial motivating reason for the defendants' decision to not extend or renew the plaintiffs' tenancy?

Yes: _____

No: X

If you answered "Yes," answer **Question 6**. If you answered "No," sign, date and return this verdict.

QUESTION 6:

Did the plaintiffs prove that the defendants' decision to not extend or renew the plaintiffs' tenancy was a substantial factor in causing them harm?

Kimeka Simmons Yes _____ No _____

Henrique Tarpeh Yes _____ No _____

Malachi Huey Yes _____ No _____

Emma Huey Yes _____ No _____

If you answered "Yes" to as to **any** plaintiff, answer **Question 7**. If you answered "No" as to **all** plaintiffs, sign, date and return this verdict.

QUESTION 7:

Answer this question only as to the plaintiffs for whom you answered "Yes," in Question 6. What amount do you award the plaintiff for the defendants' unlawful decision to not extend or renew the tenancy?

Kimeka Simmons \$ _____

Henrique Tarpeh \$ _____

Malachi Huey \$ _____

Emma Huey \$ _____

Answer Question 8.

QUESTION 8:

Did the defendants act with malice or with reckless disregard for the rights of the plaintiffs?

Yes: _____ No: _____

Sign, date, and return this verdict.

Date: 2/27/25

